

4/16/2015

**Statement of Work for Make Ready Services to be performed at 48 Mose Tjitendero**

Period of Performance: 42 Calendar Days

Start Date: June 8, 2015

**1. Overall Residence Work**

- a. Replace all fused light bulbs inside/outside with energy saver bulbs (cool white) or the appropriate bulb
- b. Check all day/night switches for operation
- c. Clean any excess paint from brickwork, windows, floor etc.
- d. Check/replace all broken cabinet and closet hinges as well as drawer slides
- e. Check roof for loose screws – seal where applicable
- f. Check basic plumbing for leaks and blockages

**2. Indoor Painting and Trim**

- a. Contractor will furnish all paint, brushes, rollers, drop clothes and any other materials needed in achieving this work.
- b. Locations, this applies to all walls, skirting, ceilings and door frames throughout the house including;
  - a. Entrance and Hallways
  - b. Living Room
  - c. Dining Room
  - d. Kitchen
  - e. Study
  - f. Master bedroom
  - g. 2<sup>nd</sup> bedroom
  - h. 3<sup>rd</sup> bedroom
  - i. 4<sup>th</sup> bedroom
  - j. Master Bathroom
  - k. Hallway Bathroom
  - l. Guest Bathroom
  - m. No need to varnish knotty pine ceiling inside
- c. Remove all nails and hanging hooks. Remove electrical cover plates and set aside prior to painting. Patch all holes and cracks. Apply a minimum of two coats on all painted surfaces. Apply additional coats as necessary to achieve a uniform color with no bleed through of patch work or previous colors. Re-install electrical cover plates once final coat has dried.
- d. Tape off any non-painted surfaces where they meet the surface to be painted. Use painter's tape specifically designed for this purpose.

- e. Use of drop clothes to protect floor and carpeting is required while painting.
- f. Use PVA indoor paint in all areas except bathrooms, color to be cream. Discuss on site.
- g. Use anti mildew paint specifically intended for bathrooms in all bathrooms
- h. Varnish all baseboards and unpainted door trim.

### **3. Inside – General**

- a. Install one new light fixture in kitchen – confirm with COR
- b. Living room – Rehang curtain rods in straight line and reinforce, make sure it's working
- c. Living room – Exit step should be tiled
- d. Replace broken fly screens and install fly screen on sliding door
- e. Leak on top living room – seal roof and repair ceiling
- f. Replace open fluorescent light under kitchen counter with covered one

### **4. Guest Bathroom**

- a. Guest bathroom - Shower door needs realignment
- b. Guest bathroom - Silicon/grout tiles
- c. Guest bathroom - Install modern wall lights

### **5. Hallway Bathroom**

- a. Shower doorframe and knob is loose – tighten
- b. Install bathroom door
- c. Cabinet needs replacing
- d. Mirror light not working
- e. Replace plastic bathroom fittings

### **6. Closets (Master Bedroom, 2<sup>nd</sup> Bedroom, 3<sup>rd</sup> Bedroom and Study room)**

- a. Replace/refurbish all closet doors – discuss on site
- b. Replace all hardware
- c. Install long lasting hinges

### **7. Windows**

- a. All sliding windows must slide easily while opening. Adjust or change hardware as needed.
- b. All hinged windows should open and close without difficulty.
- c. All cracked or broken windows should be replaced

### **8. Extractor Fans and Heaters**

- a. Remove old hard wired heaters in bathrooms if installed

- b. Install four globe heater combined with extractor fan and light in all bathrooms. The light should be equivalent to 2x 60w bulbs.

#### **9. Electrical Switches and Socket Outlets**

- a. Replace all outlets with white double socket outlets including the cover plates.
- b. Replace all switches with white switches including the cover plates.
- c. Test switches that is not operational and remove

#### **10. Coax-Cabling and various other cables (inside and outside)**

- a. Remove all unused coax cable lines.
- b. Route all cabling to remain inside trunking.
- c. Install wall plates with TV connector fittings to terminate cables.

#### **11. Outside – General**

- a. Install interlocks on walkway outside yard
- b. Driveway starting to break up – remove slasto and do interlocks
- c. Main entrance gate light is loose - tighten
- d. Remove animal cages
- e. Remove all perimeter wall lights and cover holes. Don't remove gate lights
- f. Garden pole lights should be kept. Replace light fittings
- g. Bury cable in ground in front lawn between trees
- h. Resurface patio in front garden and stain
- i. Remove old myler from windows
- j. Pool: Replace faded pool rules and emergency numbers; Install "No Diving Signs" on pool gate

#### **12. Braai area/entertainment/pool**

- a. Close up wall next to braai/install flashing
- b. Wall cracking next to braai
- c. Tile/stain under roof area discuss with COR
- d. Clean pool pump room and plaster
- e. Roof sheets is bent – replace
- f. Pool wall is cracked

#### **13. Maids Quarters/store room**

- a. Wooden beams need replacing – water damage
- b. Install weather strips on all doors

**14. Thatch roof**

- a. Comb and service

**15. Dispose of any garbage that is on site.**

**Options**

**1. Outdoor Painting**

- a. Contractor will furnish all paint, brushes, rollers, drop clothes and any other materials needed in achieving this work.
- b. Locations:
  - a. House walls
  - b. Perimeter walls
  - c. Front entrance/foyer to house
  - d. Palisade fence
  - e. Fascia
  - f. Soffit
  - g. Gutters/down pipes
- c. Paint all walls on outside of house including perimeter walls
- d. Where water damage has occurred it should be repaired with high quality material
- e. Remove all nails and hanging hooks. Remove electrical cover plates and set aside prior to painting. Patch all holes and cracks. Apply a minimum of two coats on all painted surfaces. Apply additional coats as necessary to achieve a uniform color with no bleed through of patch work or previous colors. Re-install electrical cover plates once final coat has dried.
- f. Use a specifically designed water repelled coating where it is needed
- g. Tape off any non-painted surfaces where they meet the surface to be painted. Use painter's tape specifically designed for this purpose.
- h. Use of drop clothes
- i. Use PVA outdoor paint

